



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



September 23, 2014

Richard J. Bruckner
Director

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**EAST LOS ANGELES 3RD STREET PLAN AND
FORM-BASED CODE SPECIFIC PLAN
PROJECT NO. R2008-02449-(1)
PLAN AMENDMENT NO. 201400003, ZONE CHANGE NO. 201400005,
SPECIFIC PLAN NO. 201400001, ENVIRONMENTAL ASSESSMENT NO. 201400076
(FIRST SUPERVISORIAL DISTRICT) (3-VOTES)**

SUBJECT

This action is to amend the land use maps of the General Plan and East Los Angeles Community Plan and designate the project area as Specific Plan; rezone the project area as Specific Plan; and adopt the East Los Angeles 3rd Street Plan (3rd Street Plan) as a policy document, and amend Title 22 of the County Code (Planning and Zoning) by adding the Form-Based Code Specific Plan (Specific Plan).

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Review and consider the information contained in the Environmental Assessment No. 201400076 Final Environmental Impact Report (Final EIR) State Clearinghouse No. 2013071033, adopt the Findings of Facts and Statement of Overriding Considerations (SOC) in accordance with the California Environmental Quality Act (CEQA) for Project No. R2008-02449-(1).
2. Determine that the provisions of the 3rd Street Plan and Specific Plan, and required mitigation measures discussed in the Final EIR and Mitigation Monitoring and Reporting Program (MMRP), reduce the project's significant environmental impacts to less-than-significant levels, except for certain specified unavoidable effects, which have been reduced to an acceptable level and are outweighed by the benefits of the project as identified in the CEQA Findings of Fact and SOC.

3. Consider the Final EIR and adopt the CEQA Findings of Fact, SOC, and MMRP for the project.
4. Indicate the Board's intent to approve Plan Amendment No. 201400003, Zone Change No. 201400005, and Specific Plan No. 201400001.
5. Instruct County Counsel to prepare the final documents for this project and submit to the Board of Supervisors for its consideration.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to establish the 3rd Street Plan and Specific Plan to regulate future development in the project area. This action would designate mixed uses along the main corridors (3rd Street, 1st Street, Cesar E. Chavez Avenue, Atlantic Boulevard, Beverly Boulevard) and preserve residential uses in the surrounding neighborhoods. Adoption of the 3rd Street Plan would provide updated goals and policies intended to guide development and to create a sustainable, cohesive, and walkable community. Adoption of the Specific Plan would implement a form-based code to shape future development in the project area, with primary emphasis on the physical form and character of new development, and it is designed to meet the community's objectives of achieving walkable, vibrant, and mixed use neighborhoods.

Implementation of Strategic Plan Goals

This action supports County Strategic Plan Goal No. 2 (Community Support and Responsiveness) by effectively planning and responding to economic, social, and environmental challenges. The proposed adoption of the 3rd Street Plan and Specific Plan are intended to address planning and land use conditions which have changed since the adoption of the existing East Los Angeles Community Plan (1988), including improved transit options provided by the Metro Gold Line. The 3rd Street Plan and Specific Plan provide updated policies intended to improve economic vitality and increase jobs, provide for a range of housing options, and to create an environmentally sustainable community.

FISCAL IMPACT/FINANCING

Adoption of the 3rd Street Plan and Specific Plan should not result in significant costs to the County as development projects would be required to provide adequate infrastructure to serve individual projects and, through payment of connection and service fees, will cover its fair share to develop new infrastructure as determined to be necessary. Further, as new development and uses are established, it is expected that such development would generate additional revenue for the County, including sales and property taxes.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On June 12, 2014, the Hearing Examiner conducted a public hearing to receive testimony in response to the preparation of the Draft EIR. Approximately 30 members of the public attended. Staff and the Draft EIR consultant gave a brief introduction for the proposed Specific Plan and Draft EIR. The presentation was followed by public testimony and staff responses. Various verbal and written comments were received, which included topics related to traffic, railroad vibration and noise, trees, parking, signage, cultural resources, sidewalk and street widths, and open space.

On July 23, 2014, the Regional Planning Commission (Commission) conducted a public hearing to receive testimony in response to the preparation of the Draft EIR. Staff gave a summary presentation of the proposed project and requested a continuance so that the County could respond to questions from Caltrans related to the implementation of the project. There were no testifiers present. The Commission continued the public hearing until August 6, 2014.

On August 6, 2014, the Commission reopened the public hearing. Staff indicated that the County responded to Caltrans questions with the inclusion of additional proposed transportation/traffic mitigation language. There were no testifiers present. The Commission closed the public hearing and adopted a motion instructing staff to prepare the Final EIR, Findings of Fact, and SOC, and an MMRP and forward to the Board of Supervisors for certification. The Commission also adopted a resolution recommending that the Board of Supervisors amend the land use maps of the General Plan and East Los Angeles Community Plan and designate the project area as Specific Plan; and rezone the project area as Specific Plan; and amend the East Los Angeles Community Plan to include the 3rd Street Plan as a part thereof; and to amend Title 22 to create the Form-Based Code Specific Plan.

ENVIRONMENTAL DOCUMENTATION

In accordance with CEQA, an EIR was prepared by the County. As identified in the Draft EIR, after implementation of the project and required mitigation measures, the project would result in the following significant and unavoidable impacts to the environment: air quality, greenhouse gas emissions, noise, transportation/traffic, and utilities/service systems.

MMRP, CEQA Findings of Fact, and SOC

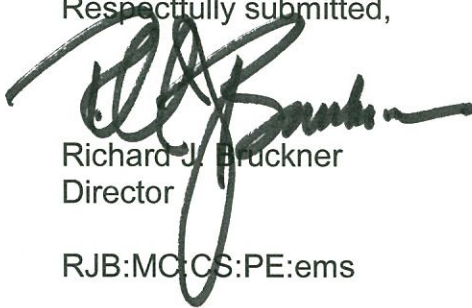
CEQA allows a lead agency (County) to consider a certified EIR and to prepare an MMRP, CEQA Findings of Fact, and SOC.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposal is not anticipated to have a significant impact on current services or projects.

Should you have any questions, please contact Ms. Carmen Sainz at csainz@planning.lacounty.gov or Mr. Phillip Estes at pestes@planning.lacounty.gov. Both can also be reached at (213) 974-6425.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Bruckner', is written over the typed name and title.

Richard J. Bruckner
Director

RJB:MC:CS:PE:ems

Attachments:

1. Environmental Assessment 201400076, Environmental Impact Report
2. RPC Hearing Package
3. RPC Resolution

c: Executive Officer, Board of Supervisors
County Counsel
Chief Executive Officer